



Beechwood Avenue, Monkseaton



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1789 ft²

166.2 m²

Reduced headroom

140 ft²

13 m²

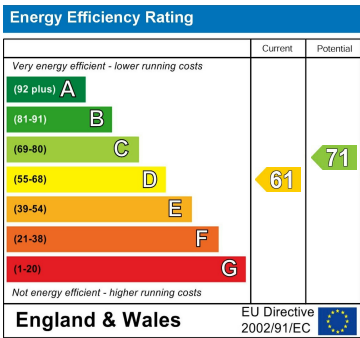
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £399,950

Description

EXTENDED AND IMPROVED TWO BEDROOM SEMI DETACHED BUNGALOW PERFECTLY POSITIONED WITHIN THE HEART OF MONKSEATON

Brannen & Partners welcome to the market this extended and modernised two bedroom semi detached bungalow, situated ideally within Monkseaton. Boasting spacious accommodation throughout, the property offers three reception spaces, two double bedrooms, contemporary kitchen and bathroom, in addition to a loft room with incorporated WC and wardrobe. Completing this ideal home are mature gardens to the front and rear, with the rear south facing as well as a single gated driveway.

Briefly comprising: Original entrance vestibule leads into the L shaped hallway, connecting to the principal rooms of the ground floor. Initially the two double bedrooms sit to the front of the property, both benefitting from stained glass windows with the primary bedroom presenting a bay style.

Positioned to the rear, the living room is filled with natural light due to the two bay windows overlooking the garden. Finished with a feature fireplace, the space is generous in size. Progressing down the hallway, the family bathroom is to the right. Amply sized, the space is equipped with a WC, vanity wash basin with storage beneath, heated towel rail and bath with rainfall shower overhead. To the end of the hallway, the kitchen is situated connecting to the snug and second hallway.

Presenting a monochrome design, the kitchen is furnished with an extractor hood, skylight and a variety of wall, base and drawer units framed with marble effect worktops, incorporating a breakfast bar for dining and designated space for appliances. Beyond the kitchen, the snug offers a secondary reception space with bi-folding shutter doors to the dining area. An extension of the home, the sun room is currently utilised for dining, with access directly to the rear garden.

Moving back towards the front of the home, a secondary hallway can be accessed via the kitchen. Offering two integral storage cupboards and access to a convenient entrance vestibule, stairs lead up to the converted loft room. Currently utilised as a guest suite, the loft room benefits from two velux windows, WC and walk in wardrobe, with access available to further loft space for storage.

Externally to the rear, the south facing garden is beautifully maintained. Furnished with a raised decking, mature borders and lawn, the garden invites the sun throughout the day. Whilst to the front, the garden is equally as neat, boasting further mature shrubs, alongside a single gated driveway for off street parking and further storage space to the side of the property.

Conveniently located within this highly sought after area of Monkseaton with local shops and amenities on the door step. Highly regarded schools are close by as well as the Metro station giving access to local towns and Newcastle City centre. Whitley Bay is within close proximity offering a wonderful selection of independent shops, cafe's and restaurants as well as the rejuvenated seafront and promenade.

Entry
13'9" x 2'9"

Hallway
14'4" x 18'5"

Living Room
19'1" x 16'5"

Kitchen
7'5" x 17'8"

Snug
10'7" x 7'9"

Sun Room
9'9" x 9'7"

Bedroom One
11'3" x 14'9"

Bedroom Two
10'1" x 12'0"

Bathroom
6'0" x 8'7"

Entry
7'5" x 3'7"

Hallway
5'8" x 12'1"

Loft Room
17'6" x 9'9"

Wardrobe
6'11" x 5'7"

WC
3'8" x 5'4"

Loft Space
14'1" x 27'0"

Front & Rear Gardens

Tenure
Freehold

